

HARTLAND TOWNSHIP PLANNING COMMISSION MEETING  
AT THE TOWNSHIP HALL

MARCH 23, 2006  
7:00 PM

**AGENDA**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MARCH 23, 2006 PLANNING COMMISSION AGENDA
5. APPROVAL OF MARCH 9, 2006 PLANNING COMMISSION MINUTES
6. APPROVAL OF FEBRUARY 23, 2006 PLANNING COMMISSION MINUTES
7. APPROVAL OF FEBRUARY 2, 2006 PLANNING COMMISSION MINUTES
8. CALL TO PUBLIC PLEASE APPROACH FRONT CENTER MICROPHONE  
5-MINUTE TIME LIMIT

**PUBLIC HEARING**

9. APPLICANT: JOE ROTONDO **REZONING APPLICATION #323** REZONING LI (LIGHT INDUSTRIAL) TO GC (GENERAL  
COMMERCIAL) SECTION 28 ZONED LI (LIGHT INDUSTRIAL)  
**FEBRUARY 23, 2006 PUBLIC HEARING WAS SET**

**OLD AND NEW BUSINESS**

10. **SET A DATE FOR A PUBLIC HEARING FOR APRIL 13, 2006**  
APPLICANT: BOB AND KAREN MCMASTERS **SPECIAL USE APPLICATION #230 IN CONJUNCTION WITH SITE PLAN**  
**APPLICATION #440** SECTION 10 ZONED CA (CONSERVATION AGRICULTURE)
11. APPLICANT: HARTLAND AUTOWASH **SIGN APPLICATION #556** SECTION 21 ZONED GC (GENERAL  
COMMERCIAL) GROUND SIGN
12. APPLICANT: HARTLAND AUTOWASH **SIGN APPLICATION #560** SECTION 21 ZONED GC (GENERAL  
COMMERCIAL) WALL SIGN
13. APPLICANT: JERRY STOCKMAN RESUBMISSION OF **METES & BOUNDS APPLICATION # 744** SECTION 22  
ZONED CA (CONSERVATION AGRICULTURE)  
**TABLED 10/27/05 PC AGENDA**  
**TABLED PER APPLICANT 11/10/05 PC AGENDA**  
**POSTPONED per Applicant 11/10/05 PC AGENDA**
14. APPLICANT: JOHN ROBAK **METES & BOUNDS APPLICATION #747** SECTION 02 ZONED CA  
(CONSERVATION AGRICULTURE)
15. APPLICANT: METRO PCS / JACK HELMS **SPECIAL USE APPLICATION # 229 IN CONJUNCTION WITH SITE PLAN**  
**APPLICATION #408** SECTION 21 ZONED CA (CONSERVATION AGRICULTURAL) COLLOCATION OF AN  
ANTENNA ON AN EXISTING SPRINT TOWER
16. APPLICANT: GLEN PROPERTIES **SITE PLAN APPLICATION #410** SECTION 27 ZONED SR (SUBURBAN  
RESIDENTIAL) "MAXFIELD PARK" 22 UNIT SITE CONDOMINIUM DEVELOPMENT
17. DISCUSSION ON JOINT PLANNING COMMISSION AND TOWNSHIP BOARD AGENDA ITEMS
18. DISCUSSION ON BIG BOX DEVELOPMENT STANDARDS
19. CALL TO PUBLIC  
5-MINUTE TIME LIMIT
20. COMMITTEE REPORT
21. ADJOURNMENT

NEXT MEETINGS

APRIL 13, 2006  
APRIL 27, 2006

@ 7:00 PM  
@ 7:00 PM

## HARTLAND TOWNSHIP PLANNING COMMISSION MEETING MARCH 23, 2006

### 1. CALL TO ORDER

### 2. PLEDGE OF ALLEGIANCE

### 3. ROLL CALL - Present: Chairman Fox, Commissioner Voight, Commissioner Rataj, Commissioner Hill, Commissioner Hopkins, Commissioner Newsom and Commissioner Crouse.

### 4. APPROVAL OF MARCH 23, 2006 PLANNING COMMISSION AGENDA

Move to approve the Planning Commission Meeting Agenda for March 23, 2006 as amended. Motion Hill. Second Rataj. Voice Vote. Motion Carried 7-0-0. Corrections: Add item #16A January 12, 2006 Meeting Minutes.

### 5. APPROVAL OF MARCH 9, 2006 PLANNING COMMISSION MEETING MINUTES

Move to approve the March 9, 2006 Planning Commission Meeting Minutes. Motion Hill. Second Newsom. Voice Vote. Motion Carried 7-0-0.

### 6. APPROVAL OF FEBRUARY 23, 2006 PLANNING COMMISSION MEETING MINUTES

Move to approve the February 23, 2006 Planning Commission Meeting Minutes. Motion Hill. Second Voight Voice Vote. Motion Carried 7-0-0.

### 7. APPROVAL OF FEBRUARY 2, 2006 PLANNING COMMISSION MEETING MINUTES

Move to approve the February 2, 2006 Planning Commission Work Session Minutes. Motion Hill. Second Rataj. Voice Vote. Motion Carried 7-0-0.

### 8. CALL TO PUBLIC

**Lisa Sweeten, 6200 Bullard Rd, Fenton:** Would like clarification from Planning Commission regarding nonconforming use of property for a business. In 1997 the township approved an equipment rental business for operation. The township made a mistake and this type of business is not allowed under LI zoning or Special Use. The Township decided to let the business stay but the owners were told once they sold their business the property would go back to LI status. The equipment rental moved and another business bought the property and intends to use it for a similar type business. Can the township continue to allow nonconforming use of the property?

**Chairperson Fox:** It is not the policy of the Planning Commission to answer questions during Call to the Public. He will refer the question to staff and the Township Consultant. (Note: It was mentioned that Rolly Olney II is already looking into this issue.)

**David Henry, 1439 Division Drive:** Passed out photos of two M-DOT structures on Blaine Rd. He is concerned about the amount of recent rainfall and believes that the current overflow structure cannot handle the rain and feels these structures are failing. Believes it is time to start thinking about how much water these structures can handle.

**Bob McMasters, 11616 Clyde Road:** Invited everyone on the PC, the Township Board and people in the immediate area around his place, to come and drive their trucks in the mud for 15 minutes. He will buy the gas.

**9. APPLICANT: PUBLIC HEARING FOR JOE ROTONDO REZONING APPLICATION #323 FOR REZONING LI (LIGHT INDUSTRIAL) TO GC (GENERAL COMMERCIAL) SECTION 28 ZONED LI (LIGHT INDUSTRIAL)**

*Wayne Perry of Desine Inc. was present.*

Open the Public Hearing at 7:12 P.M. for Applicant Old-23 LLC, Tax ID #08-28-100-035. The applicant is requesting rezoning of approximately 7.5 acres from LI (Light Industrial) to GC (General Commercial). For the record, at the Planning Commission meeting on February 23, 2006 a public hearing was scheduled for today, March 23, 2006. All public notice requirements for this Public Hearing have been met.

*Alexis Marcarello, McKenna Associates:* Summarized the McKenna Review Letter for <sup>REZONING</sup> Site Plan Application #323 dated February 17, 2006. Recommending approval as stated in the letter.

*Wayne Perry:* Summarized the rezoning of application #323. Stated that this is a request for Conditional Rezoning with 9 conditions. The site will consist of a "La Quinta Hotel", commercial area and restaurant. (Note: PC received letter stating the 9 conditions at the meeting) The applicant would like to "relax" the sign requirements for the hotel but will increase the architectural standards of the hotel from Use Group 1 to Use Group 1A (highest group).

*David Henry, 1439 Division Drive:* Did not see the 9 conditions on the site plan when he previously viewed it. Is concerned about the amount of storm water the site can handle and that water from the other side of Old 23 runs to this site. He mentions that there are rules that are currently in our Ordinances that can be used, so that all water can be held on site.

*Mike Forster 1640 Shoreline Drive:* Concerned about the water flow on the site. States that natural water reservoir was taken out and should not have been, that this has destroyed the whole area. The property cannot handle any more water.

*Bob Cartwright, 1675 Shoreline Drive:* Concerned about water retention, sees no reason why they can't retain 100% of the water on site. Believes that technology is available and should be used to avoid an ecological disaster. Thinks now, is the time to avoid a disaster.

*Katie Schlueter, 1575 Shoreline Drive:* Concerned about making exceptions to the Future Land Use Master Plan. The integrity of the Future Land Use Plan should be preserved. Asked if the rezoning can be in conjunction with the Site Plan Approval process, to make sure the open space in the Master Plan stays open. She believes there are special circumstances that need to be considered for storm water. Continual flow of water and outlets must be dealt with. She believes that there is a possible ambiguity in Section 3.11(A) and 33.02 (C). She would like clarification on these two Sections in the Ordinance. She has five questions for the PC. 1.) Would approving this plan compromise the Master Plan? If so, take steps to prevent this. 2.) Can the rezoning be in conjunction with site plan approval? 3.) Can the Planning Commission insure that open space and wetland use for retention remain under unified control? 4.) Can the Planning Commission commit to create an innovative storm water system and may historical hydraulic conditions be taken in account when this is planned? 5.) Could the Planning Commission clarify grading restriction and underlying zoning requirements that are required on a site plan?

**Public Hearing is closed at 7:40 P.M.**

*Chairperson Fox:* Would like an explanation of the natural drainage system of the water that is coming from the west side of Old US-23, and how that relates to this property?

*Wayne Perry:* Explained the drainage system.

**Commissioner Hopkins:** Stated to the applicant, that the Planning Commission has never done a Conditional Rezoning and it might be a long process. We will need input from the Township Attorney.

**Alexis Marcarello, McKenna Associates:** Explained Conditional Rezoning. The applicant can propose conditions and/or attach conditions to the rezoning application. Municipality can either accept or deny those conditions. The State Legislature has authorized Conditional Rezoning. Conditions proposed must be in writing. Conditions will apply to the described rezoning parcel and are transferable, tying the conditions to future owners of the property.

**Commissioner Hopkins:** Questioned the applicant as to whether they would follow all of the Use Group 1(A) architectural standards.

**Wayne Perry:** Explained that the hotel (La Quinta) feels they have sign standards that they need to meet. In exchange for increased signage, they are willing to design the hotel to Use Group 1(A) standards, exceeding the Use Group 1 standards.

**Commissioner Rataj:** Would like to point out that these conditions were generated in an informal committee meeting.

**Commissioner Newsom:** Suggests that legal counsel should be retained to address Conditional Rezoning issues and the ramifications of Conditional Rezoning.

Move to place Rezoning Application #323, rezoning LI (Light Industrial) to GC (General Commercial) on the April 27, 2006 PC meeting agenda. Motion Hopkins. Second Hill. Voice Vote. Motion Carried 7-0-0.

**10. SET A DATE FOR A PUBLIC HEARING APPLICANT: BOB AND KAREN MCMASTERS, SPECIAL USE APPLICATION #230 IN CONJUNCTION WITH SITE PLAN APPLICATION #440 SECTION 10 ZONED CA (CONSERVATION AGRICULTURE)**

Move to set April 13, 2006 for a Public Hearing for Bob and Karen McMasters for Special Use Application #230 in Conjunction with Site Plan Application #440. Motion Hill. Second Newsom. Voice Vote. Motion Carried 7-0-0.

**11. APPLICANT: HARTLAND AUTOWASH SIGN APPLICATION #556 SECTION 21 ZONED GC (GENERAL COMMERCIAL) GROUND SIGN.**

*Frank Zouyras of Sign-Tronics was present*

Move to approve Sign Application #556 for Hartland Autowash, Tax ID #08-21-400-031, Free Standing Sign. Motion Rataj. Second Newsom. Voice Vote. Motion Carried 7-0-0.

**12. APPLICANT: HARTLAND AUTOWASH SIGN APPLICATION #560 SECTION 21 ZONED GC (GENERAL COMMERCIAL) WALL SIGN.**

*Frank Zouyras of Sign-Tronics was present*

Move to approve Sign Application #560 for Hartland Autowash, Tax ID #08-21-400-031, Wall Sign. Motion Rataj. Second Newsom. Voice Vote. Motion Carried 7-0-0.

**13. APPLICANT: JERRY STOCKMAN RESUBMISSION OF METES AND BOUNDS APPLICATION #744 SECTION 22 ZONED CA (CONSERVATION AGRICULTURE)**

*Dan Schrauben of P.E.A and Kathy Riesterer were present*

Alexis Marcarello, McKenna Associates: All parcels including parcel "B" meet the lot width and frontage requirements for a public road.

Applicant was given a letter dated March 15, 2006 from the Fire Marshall, it states he will not approve, for reasons of year round accessibility.

Dan Schrauben: Applicant has received MDEQ approval, "P.E.A." engineered the roadway and culvert, and it can handle the traffic. He will accommodate the Fire Marshall concerns. Applicant will update plans and get an approval from the Fire Marshall.

Commissioner Hopkins: Asked staff to provide prior review by our engineer and all MDEQ information to PC members.

**Applicant requested tabling in order to address Fire Marshall's concerns.**

Move to table Metes and Bounds Application #744 for Jerry Stockman per applicants request, to April 27, 2006. Motion Hopkins. Second Hill. Voice Vote. Motion Carried. 7-0-0.

**14. APPLICANT: JOHN ROBAK METES AND BOUND APPLICATION #747 SECTION 02 ZONED CA (CONSERVATION AGRICULTURE)**

*Wayne Perry of Desine Inc. was present*

Chairperson Fox: Stated for the record, that the Assessor has approved the number of divisions requested for this application and the Township Planner has stated the application meets the requirements of the Land Division Act.

Move to approve Metes and Bounds Application #747 for John Robak, Tax ID #08- 02-300-001, per Hartland Township Land Division Ordinance #57. Motion Hill. Second Newsom. Voice Vote. Motion Carried. 7-0-0.

**15. APPLICANT: METRO PCS/JACK HELMS SPECIAL USE APPLICATION #229 IN CONJUNCTION WITH SITE PLAN APPLICATION #408 SECTION 21 ZONED CA (CONSERVATION AGRICULTURE) COLLOCATION OF AN ANTENNA ON AN EXISTING SPRINT TOWER.**

*Bernard Young, representing Metro PCS was present*

Move to approve Site Plan Application #408 in conjunction with Special Use Application #229 to collocate an additional antenna and related equipment cabinets on an existing cell phone tower site, Tax ID #08-21-400-039, for Metro PCS. Motion Hopkins. Second Rataj. Voice Vote. Motion Carried. 7-0-0.

Move to recommend approval of Special Use Application #229 in conjunction with Site Plan Application #408 for Metro PCS, Parcel ID #08-21-400-039, to collocate an additional antenna and related equipment cabinets on an existing cell phone tower site. Motion Hopkins. Second Rataj. Voice Vote. Motion Carried. 7-0-0.

**16. APPLICANT: GLEN PROPERTIES SITE PLAN APPLICATION #410 SECTION 27 ZONED SR (SUBURBAN RESIDENTIAL) "MAXFIELD PARK" 22 UNIT SITE CONDOMINIUM DEVELOPMENT**

*Dan Schrauben and Brian Maxwell of P.E.A. and Paul Bibeau (Attorney) were present*

Alexis Marcarello, McKenna Associates: Summarized the McKenna review letter for Site Plan Application #410 dated March 2, 2006. Recommends that this case should be scheduled for Planning Commission action whereby the Planning Commission should forward the case to the Zoning Board of Appeals for consideration. She also recommends the Planning Commission discuss and provide comment on the proposal and that revised plans, based on Planning Commission direction, the comments of this letter and staff, and the Zoning Board of Appeals decision, be re-submitted.

Chairperson Fox: The Planning Commission should address comments from the McKenna review letter dated March 2, 2006, in hopes that the ZBA will take into consideration the PC comments made this evening when reviewing the above application.

Comments:

Lot Area: The minimum lot area in the SR District is normally 32, 670 square feet. Per Footnote D of the Schedule of Regulations, the minimum lot size may be reduced to 20,000 square feet where public sewer and water systems are available. Public sewer service will be available at the subject site but public water service is neither currently available nor planned. The proposed lots range from 20,005 square feet to 29,489 square feet. A variance to waive the public water system component of Footnote D of the Schedule of Regulations must be granted in order to develop the site as proposed.

Open Space: Developments in the SR District are required to provide at least 10% of the total site area as usable open space, and at least 25% of the total site area as common open space. Thus, minimum of 2 acres of usable open space must be provided and an additional 3 acres of common open space must be provided, for a total of 5 acres of open space. The proposed development provides 7.3 acres of open space and includes approximately 1,580 linear feet of woodchip paths. A construction detail of the path must be provided on the plan.

Natural Features Setback and Conservation: A 10-foot buffer has been proposed between the edge of the wetlands and the building envelopes. We recommend the Planning Commission and applicant discuss way to prevent inadvertent encroachment into the regulated wetlands by adjacent future homeowners. Consideration should be given to installing markers at regular intervals along the wetland setback line, providing a split rail fence along the wetland setback line, and/or recording a conservation easement as part of the master deed.

Commissioner Hopkins: States that the wetlands need to be protected. Requested that the developer designate, with some type of markers on wood post, that the area is a "Protected Wetlands Area", maybe space them every 25-35 feet.

Chairperson Fox: Agrees with Commissioner Hopkins suggestion about the protection of wetlands.

Tree Preservation and Grading: The proposed site plan indicates the limits of grading, and provides tree protection fencing, for the construction of the roads and utilities serving the development. The master deed and bylaws must contain provisions addressing tree removal,

or restrictions thereof on the individual proposed units and must clearly indicate that no trees within the Maxfield Road front yards of units 1, 17 and 22 may be removed.

**Street Trees:** Normally, deciduous street trees must be provided every 40 feet. The applicant proposes to install street trees only where existing trees in the front yards of units are not close enough to the road to create a street tree canopy over the road or where there are no existing trees. This proposal may be tricky to enforce, however, it should result in tree-lined streets, as envisioned by the ordinance.

**Commissioner Newsom:** States lots are heavily treed. It would not be reasonable to require planting of new trees but still wants to guarantee street quality. Proposes to require a certain number of trees on lots but not require new planting be stated in the Master Deed. Condition may be waived if old trees are preserved.

**Private Roads:** The proposed development is intended to be served by private roads. As required by Article 30.00, a 42-foot wide private road easement and a 26-foot wide paved road with curb and gutter are proposed. The private roads form an "h" shape and a cul-de-sac is proposed at the end (south) of the "h." The required maintenance agreement must be included as part of the site condominium master deed and bylaws.

**Future Connections:** The road easement extends to the east property line, allowing a future road connection with the site to the east. The plan should be revised to provide a sign at the end of the cul-de-sac indicating "future street connection" or similar wording. A detail of the proposed sign must be provided on the plan.

**Sidewalks:** Sidewalks are required at the direction of the Planning Commission and, when provided, must conform to the standards of Article 7.00 of the Zoning Ordinance. Five-foot concrete sidewalk is currently proposed within the development. We believe it is equally important, perhaps even more important, to provide a sidewalk or bicycle path along Maxfield Road. A sidewalk or bicycle path will provide a safe method for pedestrians and motorists to share the transportation network, which was a primary concern noted by area residents at the previously held public hearing for proposed rezoning of the subject site. The Planning Commission should provide specific direction to the applicant regarding sidewalks and/or bicycle paths. The applicant must revise the plans accordingly if necessary.

**Commissioner Hopkins:** Wondered if there was space for a sidewalk, he requested a plan showing where trees are in relation to proposed sidewalk, this will help the PC determine if they will require a sidewalk or not.

**Signs:** The site plan indicates development signs will be located on both sides of the east entrance and the east side of the west entrance. A detail of the proposed sign must be provided on the plan for review and a sign application must be submitted to the Township. All signs are subject to separate review and approval by the Planning Commission.

**Chairperson Fox:** Believes that three signs are a little excessive. They are allowed one sign per entrance according to the ordinance.

**Other Comments:** Fire Marshall Letter dated March 10, 2006 and Williams & Works letter dated March 9, 2006 were given to Dan Schrauben.

**Dan Schrauben:** States that comments are helpful to get going with MDEQ. However, he would like an indication that they are on the right track so they can embark on the process. They would like some kind of favorable recommendation from the PC. No endorsement was given.

**Commissioner Rataj:** Commended Dan and Alexis for their presentation.

**Chairperson Fox:** Requested the ZBA take into consideration all comments, when making their determination.

#### 16A. JANUARY 12, 2006 PLANNING COMMISSION MEETING MINUTES

**Chairperson Fox:** There is a typographical error in the header of pages 2-5.

Move to amend the approval of the Planning Commission Meeting Minutes for January 12, 2006, by striking out the date of January 17, 2006, located in the header on pages 2-5 and replacing it with January 12, 2006. Motion Hill. Second Rataj. Voice Vote. Motion Carried. 7-0-0.

#### 17. DISCUSSION ON JOINT PLANNING COMMISSION AND TOWNSHIP BOARD AGENDA ITEMS

**Commissioner Hopkins:** Confirmed that the Board Members can attend a joint meeting with the PC on April 6, 2006. The Board requested a change in the time to 7:30 P.M. and the PC agreed.

**Chairperson Fox:** Asks the PC what they would like to see on the next agenda of the Joint Planning Commission and Township Board meeting.

**Commissioner Rataj:** Requested some time to come up with a list of items he would like to see on the agenda.

**Chairperson Fox:** Will e-mail list of past agenda items to PC members. Ideas for the next agenda should be sent to Chairman Fox by next Tuesday.

**Commissioner Hopkins:** Would like to see build out analysis on the agenda. Newsome agrees.

**Commissioner Newsom:** Would like to discuss the "Goal Setting" sub-committee reports, what they are working on and priorities they have accomplished thus far. Would like to have an open discussion with the Board about new developments that are planned for the Township. He also suggested e-mailing out the Board agenda to PC members.

**Chairperson Fox:** Discussing upcoming projects may not be possible without the applicants present, however he will do some research to see how much they can talk about.

**Commissioner Voight:** Would like to see sidewalks along M-59 and a proposed S.A.D. to finance it, put on the agenda.

#### 18. DISCUSSION ON BIG BOX DEVELOPMENT STANDARDS

**Commissioner Hopkins:** Pursued a quote from McKenna, which was approved by the Board at their last meeting, to have McKenna proceed with "Big Box" development standards.

**Commissioner Voight:** Generated a potential list of issues that could be addressed when thinking about Big Box Development. (1) The parking lot and how it will be landscaped/designed/lighted and cart returns. Bicycle paths and accessibility for pedestrians. (2) Traffic pattern analysis of power areas internally to area. (3) Drive through restaurants. (4) Loading and unloading zones for people/merchandise and products. (5) Bus stops, not public, but maybe for L.E.T.S. (6) Requirements for gas stations. (7) Signs for developments having multiple addresses per the Fire Marshall request. (8) Building design materials, color, type of entrances, and the relationship to the surrounding community. (9) Natural resource protection. (10) Screening. (11) Outlots, quality



should match the primary building. (12) Outside seating and general gathering areas. (13) Outdoor vending machines. (14) Hours of operation. (15) Outdoor storage, sale and display.

**Commissioner Crouse:** Would like to come up with stiff hard guidelines for natural resource protection, drainage issue's and the retention of water on site.

**Chairperson Fox:** Brings up the idea of landscaping the detention basins to make them look better. He would like to see something better done with them.

**Alexis Marcarello, McKenna Associates:** Prepared a draft regarding large building site development standards. States that a new subsection will be amended to Article 10.00, being Section 10.02(JJ), that will contain site development standards specifically for shopping centers and large buildings over 60,000 square feet. Discussion of these items occurred. She will also investigate the concerns and issues that Commissioner Voight brought to the PC's attention tonight. She will prepare a first draft and may have it available for the April 13, 2006 PC agenda.

## 19. CALL TO THE PUBLIC

**Katie Schlueter, 1575 Shoreline Drive:** Concerned about the volume of run-off that is created from a Big Box Development. Specifically brings up issues about the hours of operation, non-utilitarian open space, and underground storage. Also addresses concerns regarding pond and the water flowing in and out of the "Rotondo" site. She also would like to know more about the hotel sign and whether this will be within the neighborhood's view shed.

**Bob Cartwright, 1675 Shoreline Drive:** States that it is really important to keep things as green as possible on these sites. Trees should not be eliminated. Suggests the use of permeable concrete areas, parking lot islands and rain gardens.

## 20. COMMITTEE REPORTS

**Commissioner Rataj:** Discussed an informal with the Waldendwoods Group, which proposes approximately 175 condos.

**Chairperson Fox:** Infrastructure task force met last week. Discussed the issues that were mentioned at the meeting. He would also like to revisit the criteria for a "LI" District in the future and suggest bringing the topic back to the PC as agenda scheduling permits.

**Commissioner Hopkins:** Would like to have conversations with MDEQ to better understand their processes and requirements as it relates to "Hartland Crossings". Commissioner Newsom agreed.

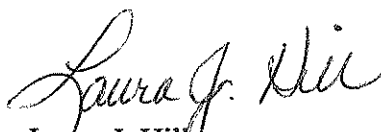
## 21. ADJOURNMENT

Move to adjourn at 10: 15P.M. Motion Rataj. Second Hopkins. Voice Vote. Motion Carried. 7-0-0.

**This is a Draft until Final Approval.**

Submitted by,

Leslie M. Sauerbrey  
Recording Secretary

  
Laura J. Hill  
Planning Commission Secretary